

Conestoga Trail, An RV & cabin community
Conestoga Trail Rd is across from 359 Adventure Ranch Rd., Murphy, NC 28906
by Debbie Rodby (WagonMaster Ranch)

828-494-7542 or 828-215-2357 info@Wagonmasterranchresort.com
www.ConestogaTrailofMurphy.com

FINANCING AVAILABLE WITH CREDIT SCORE OF 750 AND TOTAL OF \$10,000 DOWN PAYMENT for ½ acre lots – more for the 1 acre lots.

The new subdivision, Conestoga Trail, has no mountain views but more useable land than our previous subdivision, Pioneer Estates. The sites in this subdivision have beautiful woods making the lots more private.

*Conestoga Trail has covenants with annual road fees at \$350 per year and the annual water fee is \$175.

*Gentle roads throughout this secluded community - no 4-wheel drive needed

*Lake Hiwassee is just 10 miles away with several marinas and a public ramp and dock.

*Lot owners can enjoy some of the amenities at WagonMaster like a game area that we are in the middle of building which will have pickle ball, corn hole, bocce ball, ping pong, and horse shoes. There will a screened room with tables & chairs for games and puzzles, and exercise equipment. Owners and cabin renters will have access to this building. Owners will have it free for 1 year, and then we will see how inexpensively we can keep it up. There is also a playground and pavilion for cookouts that is free to use at WagonMaster Ranch. Mini golf is available at a small cost.

* We are about 20 miles from downtown Murphy, and Murphy's Cherokee casino is about 45 minutes. Ocoee River Rafting is just 40 minutes drive. Blue Ridge, with the train ride is about 40 minutes away. We are about 40 minutes from a big grocery store, but there is a country store with groceries, burgers & pizza 4 miles away PLUS a dollar general about 25 minutes away.

* We are located between Murphy, NC, Copperhill, Tn, and Blairsville & Blue Ridge, Ga. We are 2 hours away from Chattanooga, Tn, Asheville, NC, Knoxville, Tn, and Atlanta, Ga.

There are reasonable HOA rules to protect the value of the community. Roofs and buildings need to conform to our natural environment – so no colors that would take away from that like bright red, yellow or bright blue. Crimson, beige, brick, dark green, brown, etc are welcome. Sheds that become rusty are not allowed. RVs must be at least 22' and less than 13 years old or be PRE-approved with pictures. TINY HOUSEs or Cabins must be at least 200 sq ft. You are not required to put something on the property. You can come and go with your RV. Metal carports and other buildings must be PRE-approved for blending in with natural environment. No maximum size. Live part time, full time, or have a short term, investment rental property with EASY ACCESS off state maintained, paved roads. Lots with structures may be rented up to 28 consecutive days before HOA must approve the tenant for an extended stay. Lot maximum occupancy is limited to 5 people beyond 2 weeks. You can rent out the lot to an RVer for up to 14 days. Any extension would need the approval of the Developer or the HOA Board.



Everyone loves RVing



Lot 7 sold



Conestoga Road



Left: lot 17 sold & completed.



Right: roughed in lot 6 – about 1/2 acre.



WagonMaster Ranch has a playground, mini golf, & more.



Completed lot 16



Lot 9 roughed-in pad 1/2 acre.



fishing on Lake Hiwassee



lot 15 roughed in.